

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0209.0A**P.C. DATE:** June 14, 2016**SUBDIVISION NAME:** Resubdivision of Lot 10, Block E, Northgate Addition**AREA:** 0.500 acre**LOT(S):** 2**OWNER/APPLICANT:** Casa Rio Builders, LLC **AGENT:** Hector Avila
(Jeff Egger)**ADDRESS OF SUBDIVISION:** 1208 Stobaugh St.**GRIDS:** L24**COUNTY:** Travis**WATERSHED:** Waller Creek**JURISDICTION:** Full**EXISTING ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** Crestview**PROPOSED LAND USE:** Single-Family

VARIANCES: A variance to section 25-4-175 to allow a residential flag lot(s) has been requested. The applicant is proposing one residential flag lots with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with other flag lots within the neighborhood. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 10, Block E, Northgate Addition composed of two lots on 0.500 acres. The applicant is proposing to resubdivide one lot into a two lot subdivision for residential uses.

STAFF RECOMMENDATION: If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

PHONE: 512-974-3404



MEMORANDUM

TO: Members of the Planning Commission

FROM: Cesar Zavala, Planner Senior
Development Services Department

DATE: June 7, 2016

SUBJECT: C8-2015-0209.0A Resubdivision of Lot 10, Block E, Northgate Addition

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating 2 single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i) has provided accessibility for emergency responders;

The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

(iv) is otherwise compatible with the surrounding neighborhood;

Other lots fronting Stobaugh St. have been resubdivided with flag lot configurations. East of this property at 1110 Stobaugh St, 1117 Stobaugh St, and 913 Stobaugh St. have similar one flag lots. Additionally, the blocks south of the proposed resubdivision also have flag lots, the properties at 1207 Taulbee Lane and 1113 Taulbee Lane contain one flag lot.

The immediate area is zoned SF-3 which is the appropriate zoning for the proposed use. See attached, Surrounding Neighborhood Exhibit which generally shows the development pattern in the immediate vicinity. .

(v) the applicant provides a copy of any existing private deed restrictions;

The applicant has determined that there are no existing private deed restrictions that apply to this property.

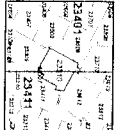
Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.



23510

Revision Date:
12/30/2013

0 120
Feet



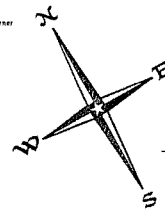
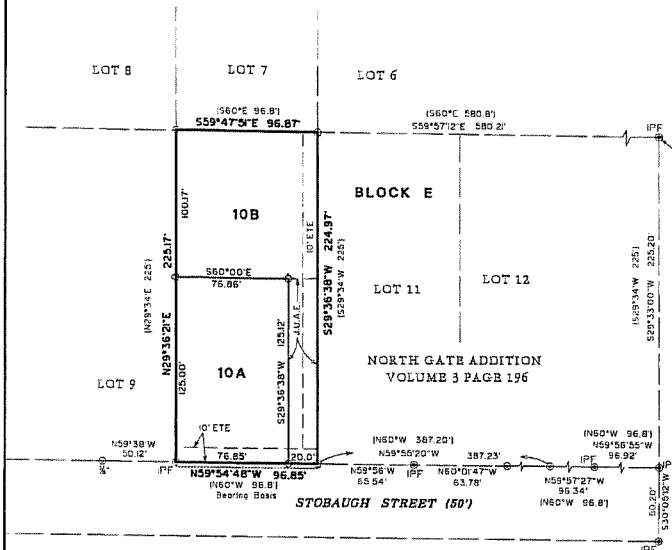
NAD_1983_StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number: (512) 834-6317
Appraisal Information: (512) 834-9318
TDD: (512) 836-3328

RESUBDIVISION OF LOT 10 BLOCK E NORTHGATE ADDITION

PLAT PREPARATION DATE: August 17, 2015
APPLICATION SUBMITTAL DATE: September 24, 2015



Legend

- ⊗ 1/2" Iron Rod Found
- ⊖ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Hall Carson, Inc."
- ⊕ Aluminum Capped Iron Rod Found marked "D. Woodley"
- (Record Bearing and Distances)
- Sidewalk
- ETE = Electric and Telecommunications Easement
- J.U.A.E. = Joint Use Access Easement

graphic scale
0 50 100 150
SCALE: 1" = 50'

LOT SUMMARY

Total Number of Lots = 2
Lot 10A = 9,611 Square Feet
Lot 10B = 12,189 Square Feet
minus neck portion = 9,687 Square Feet
Total Area = 2,800 Square Feet = 0.500 Acre

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 20____.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That, Casa Rio Builders, LLC, acting by and through its President, Jeff Egger, owner of all of Lot 10, Block E, Northgate Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 195 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No 2015118691 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.016, of the Local Government Code, do hereby resubdivide said Lot 10 in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 10 BLOCK E NORTHGATE ADDITION

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____ day of _____, A.D. 20____.

Jeff Egger President of
Casa Rio Builders, LLC
2205 Broker Lane
Austin, Texas 78758

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Jeff Egger, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 20____, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 20____, A.D.

Stephen Oliver Chairperson James Shieh Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

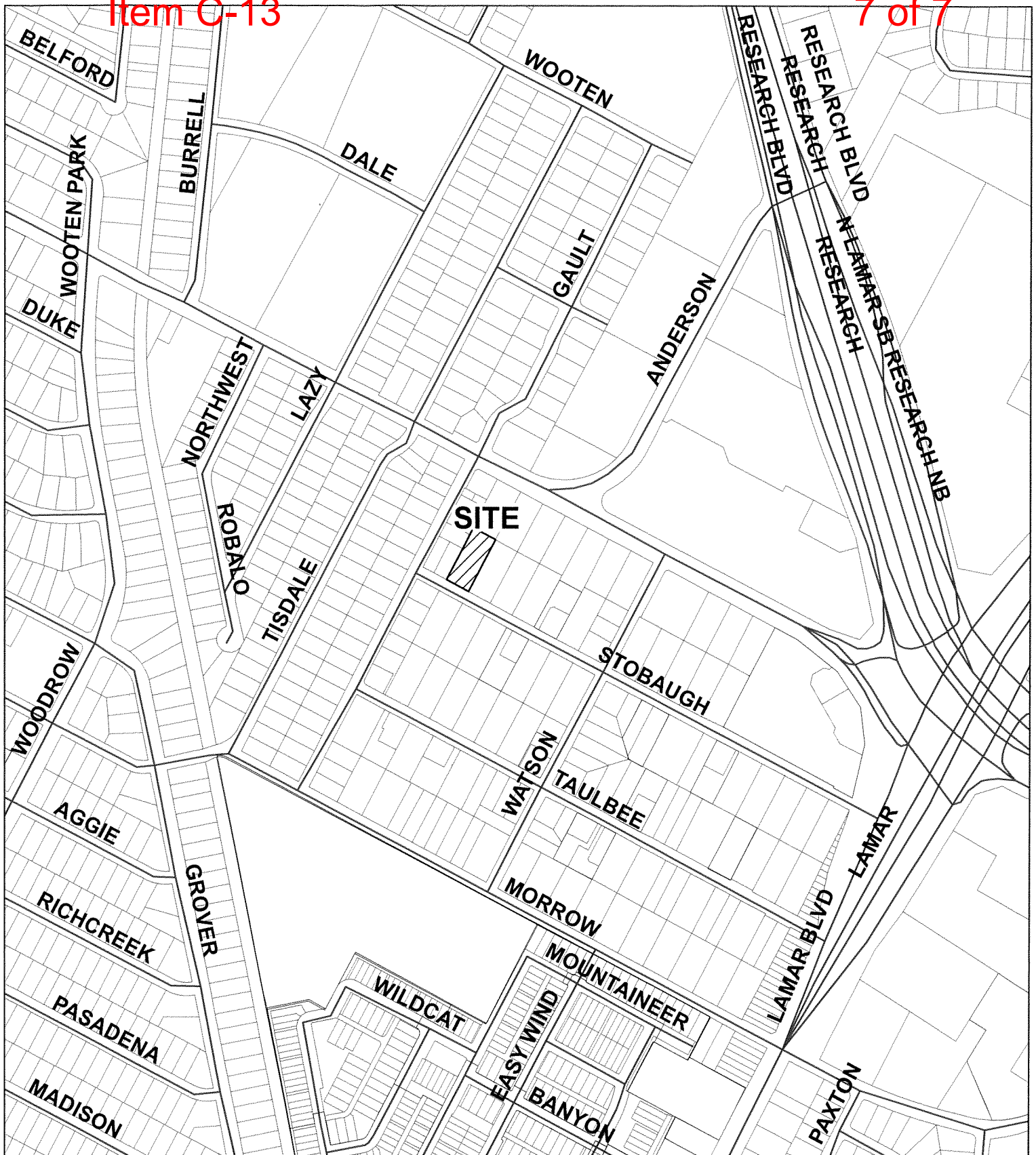
I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M, and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M, Plat Records of said County and State in Document No. _____ Official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: _____
Deputy

NOTE:
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.



CASE#: C8-2015-0209.0A
ADDRESS: 1208 STOBAUGH ST.
PROJECT: RESUBDIVISION OF LOT 10, BLOCK E,
NORTHGATE ADDITION
CASE MANAGER: CESAR ZAVALA